



# SILVERSEAS

OLD POINT | MIDDLETON-ON-SEA | PO22 7RY





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OLD POINT, MIDDLETON-ON-SEA, PO22 7RY

- Detached House
- Private Seafront Estate
- Modern Kitchen/Diner
- Three Double Bedrooms
- En-Suite To Master
- South Facing Balcony
- Ample Parking
- Four Reception Rooms
- Private Access To Beach

This detached house is set on an exclusive private seafront estate within Middleton-On-Sea, which can be found on the West Sussex coast, close to a local sailing club, sports club, independent shops and other amenities. North of the property you can find the South Downs National Park and the Goodwood Estate, which holds the world-renowned Festival of Speed, horse racing events and Golf at Goodwood. The Cathedral City of Chichester is located 5.5 miles from the house and boasts a comprehensive shopping centre, The Festival Theatre, popular restaurants and cafes.

Internally the property is well presented throughout, having undergone significant renovation works since being purchased. The accommodation is set over two floors and has both bright and versatile living.

Upon entering there is a large entrance hallway, with a cloakroom and double coat/shoe cupboard. The Hallway leads to the sizeable 26' south-facing living room which enjoys a triple aspect and a south-facing large window.

To the rear of the property, you can find a study with two workstations, as well as a family room with double doors onto the garden, as well as to an impressive utility area.

The modern kitchen/dining room has been fully replaced in recent years and boasts modern kitchen units, a large walk-in larder, ample room for a generous dining table and a south-facing patio.

Ascending the stairs to the first floor there is an attractive landing with a re-fitted family bathroom and three double bedrooms (2 of them having access to the superb south-facing balcony which benefits from sea views). All bedrooms have built-in wardrobes and are south-facing and master bedroom also has an en-suite shower room.

Outside, to the front is a large gravel driveway allowing parking for several vehicles and a storage area where the garage once was as well as a secluded south-facing patio area. To the rear is a private garden which has a brilliant covered seating area, sandstone paving and established borders.





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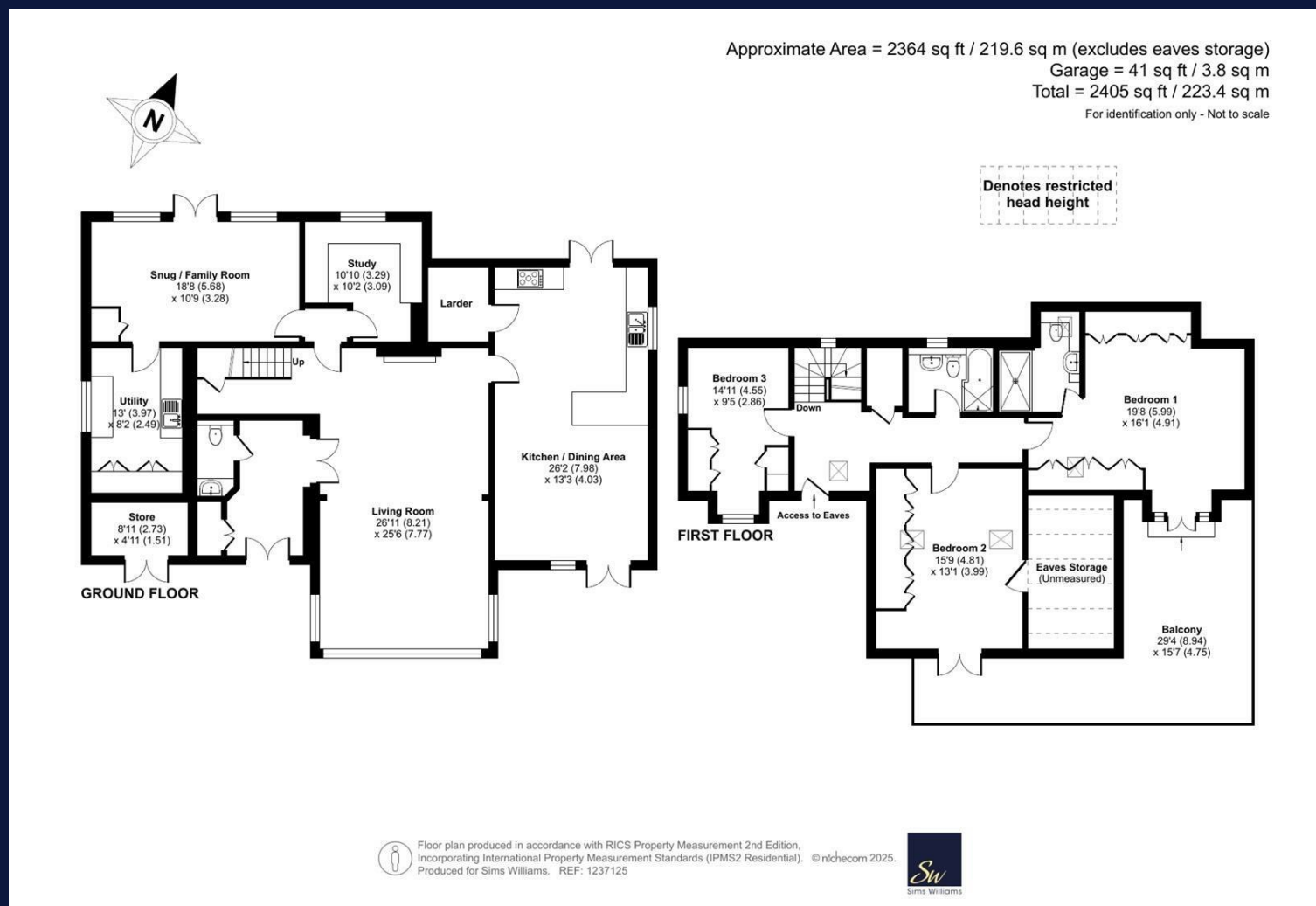
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EPC Band - Current - C Potential - B

Council Tax Band G

From the new roundabout at Hoe Lane, Felpham on the A259 proceed east towards Littlehampton. Turn right into Yapton Road and head south on the B3132 (signposted Middleton on Sea). At the end of Yapton Lane turn right onto Middleton Road and first left into Sea Lane. Continue to the end of the road and take the last left into Old Point and the property can be found on your left in approximately 400 yards.



Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

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